

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

Affidavit of Mailing & Publication

PROPOSAL NAME: (ACU-24-00001) Horizon Towers

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: August 6, 2024

I certify that the following documentation:

- Notice of Application for ACU-24-00001 Horizon Towers Administrative Conditional Use Application and associated SEPA

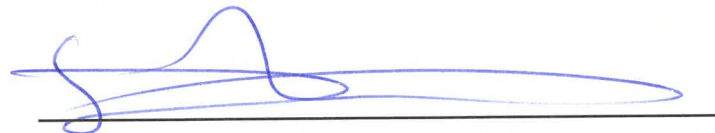
has been mailed and/or emailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.



Signature

Chace Pedersen
Planner I
Community Development Services
County of Kittitas
State of Washington

Subscribed and sworn to before me this 6th day of August 2024



Steph Mifflin
Notary Public for the State of Washington residing
in Ellensburg.

My appointment expires: 12-23-25



ADVERTISING PROOF

401 N Main St,
Ellensburg, WA 98926
Ph. (509) 204-8236 Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
08/01/24	50096

Jamey Ayling
KC COMMUNITY DEVELOPMENT SERVICES
411 N Ruby St, Suite 2
ELLENSBURG, WA 98926

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
544148	NOA: Horizon Towers	08/06/24	08/06/24	2	\$189.76

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount: **\$0.00**
Surcharge: **\$0.00**
Credits: **\$0.00**

Gross: **\$189.76**
Paid Amount: **\$0.00**

Amount Due: **\$189.76**

We Appreciate Your Business!

NOTICE OF APPLICATION

Project Name (File Number): Horizon Towers (ACU-24-00001)

Applicant: Taylor Ranches LLC (landowner), Jessica Pierce (authorized agent)

Location: One (1) parcel #346233, Section 20, T18, R18, WM in Kittitas County, bearing Assessor's map number 18-18-20030-0006.

Proposed Project: The applicants are proposing to construct a 120' monopole tower for wireless communication facilities. Communication facilities may be authorized in all zoning districts with an administrative conditional use permit. The subject property is zoned Agriculture 20.

Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on CDS website at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx>, and by navigating to "Administrative Conditional Use," "View Active Applications," & "ACU-24-00001 Horizon Towers," Phone: (509) 962-7506.

Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on August 21, 2024**. This is an administrative conditional use permit request and does not involve a public hearing. Any person has the right to comment on this application and request a copy of the decision once made. Written comments submitted to the County regarding this application will be included in the public record in their entirety. All comments will be considered in the decision making process, and any person has the right to comment on this application and receive notification of the Community Development Services administrative decision, once made. Appeals to an administrative land use decision may be filed within 10 working days with Kittitas County Community Development Services as outline in Chapter 15A.07 of the Kittitas County Code. The current appeal fee is \$1670. Appeal procedures can vary according to the type of decision being appealed, and are described in Kittitas County Code, Title 15A.

Environmental Review (SEPA): The County expects to issue a Determination of Non-Significance (DNS) for this proposal, and will use the optional DNS process, meaning this may be the only opportunity for the public to comment on the environmental impacts of the proposal. Mitigation measures may be required under applicable codes, such as Title 17 Zoning and the Fire Code, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the threshold determination may be obtained from the County.

Designated Permit Coordinator (Staff Planner):
Chace Pedersen, Staff Planner: (509) 962-7637,
chace.pedersen@co.kittitas.wa.us

Required Permits: Administrative Conditional Use Permit, SEPA

Notice of Application: August 6, 2024
Application Received: July 30, 2024
Application Complete: July 31, 2024

PUBLISH: Daily Record: August 6, 2024 /
LEGAL #544148

From: [Chace Pedersen](#)
To: [Dan Young](#); [Marvin Douvier \(SH\)](#); [Kim Dawson](#); ["adminstaff@kittcom.org"](#); ["storch@kittcom.org"](#); ["julie.kjorsvik@co.kittitas.wa.us"](#); [Laura Kukes](#); [Public Health Inspectors](#); ["lisa.lawrence@co.kittitas.wa.us"](#); ["patti.stacey@co.kittitas.wa.us"](#); [Kelee Hodges](#); [Candie Leader](#); [Tate Mahre](#); [Jackie Sharp](#); [Samantha Cox](#); [Josh Fredrickson](#); [Cameron Curtis](#); [Jeremy Larson](#); [Steph Mifflin](#); [Haley Mercer](#); [Christy Garcia](#); ["ken.edwards@kittitaspud.com"](#); [DAHP SEPA](#); ["enviroreview@yakama.com"](#); ["Corrine Camuso"](#); ["Jessica Lally"](#); ["noah.oliver@yakama.com"](#); ["Casey Barney"](#); ["kozj@yakamafish-nsn.gov"](#); ["Guy Moura"](#); ["sam.rushing@colvilletribes.com"](#); ["Connor Armi"](#); ["darnell.sam.adm@colvilletribes.com"](#); ["john.sirois.adm@colvilletribes.com"](#); ["milton.davis.adm@colvilletribes.com"](#); ["steve@snoqualmtribe.us"](#); ["dahp@snoqualmtribe.us"](#); ["Adam Osbekoff"](#); ["Mau, Russell E \(DOH\)"](#); ["tebu461@ecy.wa.gov"](#); ["lowh461@ECY.WA.GOV"](#); ["FormerOrchards@ecy.wa.gov"](#); ["wendy.neet@ecy.wa.gov"](#); ["ECY RE CRO SEPA Coordinator"](#); ["rand461@ecy.wa.gov"](#); ["Downes, Scott G \(DFW\)"](#); ["Nelson, Jennifer L \(DFW\)"](#); ["cassandra.weekes@dfw.wa.gov"](#); ["rivers@dnr.wa.gov"](#); ["luke.warthen@dnr.wa.gov"](#); ["SEPACENTER@dnr.wa.gov"](#); ["MARTIN.MAUNEY@dnr.wa.gov"](#); ["amanda.moody@dnr.wa.gov"](#); ["Hendrix, Leah D"](#); ["ken.graham@parks.wa.gov"](#); ["Larned, Kimberly - FS, WA"](#); ["Deborah.j.knaub@usace.army.mil"](#); ["jenae.n.churchill@usace.army.mil"](#); ["Jacob.Prilucik@wsdot.wa.gov"](#); ["SCPlanning@wsdot.wa.gov"](#); ["AviationLandUse@wsdot.wa.gov"](#); ["CMOIcece@bpa.gov"](#); ["Connell,Valorie L \(BPA\) - TERR-PASCO"](#); ["rightofway@pse.com"](#); ["dylan.marcus@pse.com"](#); ["jorgenja@cwu.edu"](#); ["nelmsk@cwu.edu"](#); ["brooksideconsulting@gmail.com"](#); ["tribune@nkctribune.com"](#); ["terry@nkctribune.com"](#); ["Sabrina Nutt"](#); ["KVNews Legals"](#); ["kimberly.preacher@navy.mil"](#); ["robert.d.bright10.civ@army.mil"](#); ["mark.a.gradwohl.civ@mail.mil"](#); ["Rich Elliott"](#); ["eburgwater1885@gmail.com"](#); ["kim.snider@esd401.org"](#); ["leslee.caul@esd401.org"](#); ["Angela Garrett-Gordon"](#); ["carol.chrisman@esd401.org"](#); ["traci.russell@esd401.org"](#); ["yusid@ci.ellensburg.wa.us"](#); ["pubworks@ci.ellensburg.wa.us"](#); ["comdev@ci.ellensburg.wa.us"](#); ["energyservices@ci.ellensburg.wa.us"](#); ["jonesc@ci.ellensburg.wa.us"](#); ["johnstonj@ci.ellensburg.wa.us"](#)
Cc: [Jamey Ayling](#); [Bradley Gasawski](#); [Zach Torrance-Smith](#); ["jpierce@rykalandservices.com"](#)
Subject: ACU-24-00001 Horizon Towers - Notice of Application
Date: Tuesday, August 6, 2024 9:11:00 AM
Attachments: [ACU-24-00001 Horizon Towers - Notices - NOA Memo.pdf](#)

Good morning,

CDS is requesting comments on the following Administrative Conditional Use application:
ACU-24-00001 Horizon Towers

Links to the file materials can be found below. The comment period will end on **August 21, 2024, at 5pm**. CDS will assume your agency does not wish to provide comment if not received by this date. Please let me know if you have any issues accessing the materials.

Internal Link: [ACU-24-00001 Horizon Towers](#)

External Link: [ACU-24-00001 Horizon Towers](#)

If the links above do not work, please go to the CDS website at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigate to "Administrative Conditional Use", "View Active Applications, and then "ACU-24-00001 Horizon Towers".

Thank you,

Chace Pedersen

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7637

chace.pedersen@co.kittitas.wa.us

NOTICE OF APPLICATION

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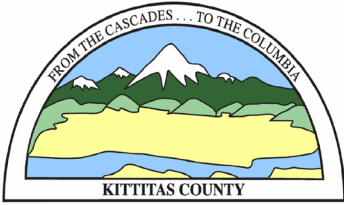
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Staff contact: Chace Pedersen, Staff Planner: (509) 962-7637, chace.pedersen@co.kittitas.wa.us

Required Permits: Administrative Conditional Use Permit, SEPA

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Publish Daily Record:	August 6, 2024
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cds@co.kittitas.wa.us

Office 509-962-7506

Building Partnerships - Building Communities

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Staff Contact: Chace Pedersen, Planner. (509) 962-7637; email at chace.pedersen@co.kittitas.wa.us

	Agency	Agency Contact Email	Notes
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		adminstaff@kittcom.org	
	Kittitas County Board of County Commissioners	storch@kittcom.org	
	Kittitas County Code Enforcement	julie.kjorsvik@co.kittitas.wa.us	
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Additional Contacts	Bonneville Power Administration Puget Sound Energy James E Brooks Library Brookside Consulting - Allison Kimball Northern Kittitas County Tribune Daily Record Northwest Training Range Complex Yakima Training Center Kittitas Valley Healthcare Attn: CEO 603 S. Chestnut Street Ellensburg, WA 98926	CMOlcese@bpa.gov vlconnell@bpa.gov rightofway@pse.com Dylan.Marcus@pse.com jorgenja@cwu.edu nelmsk@cwu.edu brooksideconsulting@gmail.com tribune@nkctribune.com terry@nkctribune.com snutt@kvnews.com legals@kvnews.com Kimberly.peacher@navy.mil Robert.d.bright10.civ@army.mil mark.a.gradwohl.civ@mail.mil	(mailed)
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Irrigation District Options	Ellensburg Water Co.	eburgwater1885@gmail.com	
School District (Paste from list)	Ellensburg School District 401	kim.snider@esd401.org leslee.caul@esd401.org angela.garrettgordon@esd401.org carol.chrisman@esd401.org traci.russell@esd401.org	
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JEAN
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RYAN, PAT &
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